



Department of Development Services
Planning Division
Meeting Minutes of the
Historic Preservation Commission &
Historic Properties Commission
(Approved)

**REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION &
HISTORIC PROPERTIES COMMISSION
WEDNESDAY, MAY 16, 2012**

Commissioners Present

Michael O'Connell, Chairman
Greg Secord
Alan Ambrose
Lynn Ferrari
Raphael L. Podolsky
Catherine Connor, Not seated

Staff Present

Roger J. O'Brien
Kim Holden
Jillian Hockenberry

Commissioners Absent

Jonathan Clark, Alternate

Chairman O'Connell called the meeting to order. There was a quorum.

Consideration was made to add 170 Huyshope Avenue to the agenda. Commissioner Ambrose made a motion to add the item, and Commissioner Ferrari seconded the motion. Four voted in favor, one voted against.

I. Historic Review

Historic Properties Commission:

- a. 800 Main Street-Amendment to 2009 historic approval to include the restoration of the cupola at the Old State House. Applicant-Tecton Architects, Owner-City of Hartford, Agent-Harvey Leibin

Chief Staff Planner Kim Holden presented a summary of the proposal. She stated that the Planning Division recommended approval.

Mike Feeney of Tecton Architects presented the scope and elevation drawing (sheet A502) for the proposal.

On a motion made by Commissioner Ferrari, and seconded by Commissioner Secord, the following resolution was approved:

Whereas: Whereas the Historic Properties Commission has received an application for Historic Review of plans entitled Connecticut's Old State House Roof Replacement and Exterior Renovations, 800 Main Street; and

Whereas: Whereas the applicant has received approval by this Commission for a portion of the requested work on May 15, 2009; and

Whereas: Whereas the applicant is requesting to replace the dome on the cupola and burnish it with gold leaf, replace the exterior lighting with new fixtures, repair selective portions of the masonry, and restore the mutules; and

Whereas: The proposed work is consistent with the Secretary of Interior Standards for Rehabilitation; now therefore be it

RESOLVED: That the Hartford Historic Properties Commission hereby approves the plans entitled Connecticut's Old State House Roof Replacement and Exterior Renovations, 800 Main Street dated 3/30/12

RESOLVED: This 16 day of May 2012.

The following Commissioners voted in favor: O'Connell, Ambrose, Secord, Ferrari, and Podolsky.

- b. 272 Grandview Terrace-Historic review of a proposed 8'x8' addition on the north side of a single family home. Applicant-Eastern Building, Owner-Fernando and Justine Dacunha, Agent-Ken Boucher

Chief Staff Planner Kim Holden presented a summary of the proposal. She stated that the Planning Division recommended approval.

Justine DaCunha, the owner, spoke regarding the proposal.

On a motion made by Commissioner Ferrari, and seconded by Commissioner Secord, the following resolution was approved:

Whereas: The Hartford Historic Properties Commission has received a application for Historic Review to construct an 8'x9' addition to the rear of 272 Grandview Terrace application number 20121408, dated 3/21/12; and

Whereas: Whereas the subject property is individually listed in the Grandview Terrace Local Historic District; and

Whereas: The addition will make a minor change to the side elevation of the house and will be unobtrusive from the front of the house; and

Whereas: The addition will add to the functionality of the kitchen; now therefore be it

RESOLVED: The Historic Properties Commission approves the application for a kitchen addition Permit Number 20121408 with drawings entitled Ken Boucher, Eastern Building Co. prepared by Home Design Services Ltd. dated April 20, 2012

RESOLVED: This approval is effective this 16 day of May, 2012.

The following Commissioners voted in favor: O'Connell, Ambrose, Secord, Ferrari, and Podolsky.

On a motion made by Commissioner Secord, and seconded by Commissioner Podolsky, the Historic Properties Commission adjourned.

Historic Preservation Commission:

c. 700 Main Street-Historic review of the exterior rehabilitation of the Travelers Tower.
Applicant-Justin Billings, Owner-The Travelers Indemnity Company

Chief Staff Planner Kim Holden presented a summary of the proposal. She stated that the Planning Division recommended approval.

Raymond Pepi, historic consultant to the applicant, discussed the scope of the proposal as well as the various tests performed to the existing tower over the previous two years.

Rafael Menendez discussed the proposed elevation drawings.

On a motion made by Commissioner Secord, and seconded by Commissioner Ferrari, the following resolution was approved:

Whereas: The Hartford Historic Commission has received an application for Historic Review 20122342 and plans entitled "Travelers Tower Exterior Rehabilitation" dated January 6, 2012, prepared by Perkins Eastman; and

Whereas: Applicant is proposing to replace the existing aluminum windows with new aluminum windows, and use a panning system that more accurately simulates the window sections that were originally used in the building; and

Whereas: The applicant has identified hundreds of masonry, metal, and wood items that are deteriorated, cracked, or unprotected and need to be corrected, and the proposed corrective strategies are consistent with the Secretary of Interior's Standards; now therefore be it

RESOLVED: That the Historic Properties Commission hereby approves the application for Historic Review 20122342 and drawings entitled "Travelers Tower Exterior Rehabilitation" dated January 6, 2012 prepared by Perkins Eastman

RESOLVED: This 16 day of May 2012.

The following Commissioners voted in favor: O'Connell, Ambrose, Secord, Ferrari, and Podolsky.

- d. 280 Edgewood Street-Historic review of the rehabilitation and partial rebuild of a fire damaged single family home. Applicant & Owner-Shane Gordon

Chief Staff Planner Kim Holden presented a summary of the proposal. She stated that the Planning Division recommended approval with conditions.

Robert Hurd, the architect, discussed the proposal and presented the drawings.

Director of Planning Roger O'Brien entered the room.

Commissioner Ambrose suggested that the recommended conditions of approval were not necessary as the proposal was in the rear of the building.

On a motion made by Commissioner Ambrose, and seconded by Commissioner Ferrari, the following resolution as approved:

Whereas: The Hartford Historic Commission has received an application #20122185 to repair a fire damaged single family home and convert it to a two family home as depicted in plans entitled "Rehabilitation and Roof Reconstruction" prepared by The Architects dated April 25, 2012, now therefore be it

RESOLVED: That the Commission hereby approves the application

RESOLVED: This 16 day of May 2012.

The following Commissioners voted in favor: O'Connell, Ambrose, Secord, Ferrari, and Podolsky.

- e. 151 Ward Street-Historic review of the proposed demolition of a building located in a cemetery. Applicant & Owner-The Congregation Beth Israel, Agent-Eric Lessne

Mr. O'Brien stated that this property was a part of the City's Livable and Sustainable Neighborhoods Initiative. He stated that the purpose of bringing the applicant before the Commission that evening was to start a dialogue regarding the property. He also provided for the

record a letter that had been received from the Hartford Preservation Alliance expressing the opinion that there were feasible alternatives to demolition.

Attorney Scott Lewis, representing the applicant, explained the history of the building's purpose in the cemetery. He stated that the building did not have any historical significance to the Congregation or the burying grounds and that they could not find any way to utilize it in the present time. He discussed conditions within the building including lead piping, asbestos and lead paint. He stated that there were deed restrictions on the property allowing them to only use the building in conjunction with the cemetery.

Mr. O'Brien inquired about the specific deed restrictions. Commissioner Ferrari asked if the restrictions were on the building or the land and Mr. Lewis stated that they were on the land.

Eric Lessne, the applicant, stated that there were many families tied to the cemetery and that more room was needed for the burying grounds.

Mr. Lewis showed the Commission a plot plan that he found in his title search of the property. There were questions as to whether the deed restriction could be removed.

It was questioned if the building could receive façade money from the City. Mr. Lewis stated that it would not be feasible due to the deteriorated condition of the inside of the building. Commissioner Ferrari inquired about removing the building and relocating it. Mr. Lewis stated that they explored that option prior to 2008 with no success. Commissioner Ferrari then suggested that the applicant contact the Hartford Preservation Alliance for guidance in finding an entity that could rehabilitate or move the building.

Mr. O'Brien stated that in order for the Commission to consider the demolition, the applicant would have to provide a cost analysis and engineer report showing that there was no prudent and feasible alternative. He also stated that the application was deemed to be an incomplete application for demolition in light of the failure to provide required information and was therefore not yet properly filed.

The Commission discussed tabling the item to the next agenda in order for the applicant to provide the appropriate documentation and to have a conversation with the Hartford Preservation Alliance.

On a motion made by Commissioner O'Connell, and seconded by Commissioner Secord, the application was tabled to June 20, 2012, so that the applicant could file a proper application with the Commission by providing the required documentation. The applicant also agreed that it would meet with the Hartford Preservation Alliance to discuss alternatives to demolition.

f. 170 Huyshope Avenue-Historic review of a 4,050 square foot addition at the Colt complex. Applicant & Owner-Colt Gateway, LLC.

Mr. O'Brien stated that he invited the applicant to make a presentation but that it was up to the Commission to decide if they wanted to take action due to the short notice.

David Arai of Maier Design Group presented drawings dated May 16, 2012 and discussed the proposal to build a 4,050 square foot addition that would be structurally independent from the adjacent buildings. He stated it would be to expand the cafeteria and for a dance studio use.

On a motion made by Commissioner Ambrose, and seconded by Commissioner Secord, the application and drawings dated May 16, 201 were approved.

II. New/Old Business

a. List of permits

There was no discussion regarding any of the permits on the list.

III. Minutes-March 21, 2012

On a motion made by Commissioner Ferrari, and seconded by Commissioner Secord, the minutes of March 21, 2012 were approved.

IV. Adjournment

Meeting adjourned.

Respectfully submitted,
Jillian Hockenberry, Planner

Roger J. O'Brien, Secretary/Director